

FALLBROOK, CA 92028

577-595 E ELDER ST

FALLBROOK VILLAGE MEDICAL CENTER



MEDICAL OFFICE SPACES FOR LEASE

FALLBROOK VILLAGE MEDICAL CENTER



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CORE Office Group

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PROJECT OVERVIEW

Address:	577 - 595 E. Elder St Fallbrook, CA 92028
Submarket:	Fallbrook / Outlying NCSD
Year Built	1965 / Renovated 2015
APN:	104-291-10-00
Building Size:	585-595 Building 13,932 SQ FT 577 Building 12,124 SQ FT Total RBA 26,056 SQ FT
Construction:	Wood Frame
Typical Floor:	Suite Sizes Vary
Build Out:	Office / Medical
Lot Size:	±1.86 AC / ±81,022 SF
Number of Floors:	2 (Two) Floors
Parking:	4.8:1,000 Ratio / ±121 Spaces
Sprinklers:	Partial
Zoning:	C31

AVAILABLE SUITES

- » **577-A:** 900 SF (currently dental suite)
- » **577-H:** 2,150 SF
- » **577-A/H:** 3,050 SF
- » **591-C:** Multiple Configurations Available:
Private Offices and up to 1,000 - 3,000 SF Available

PRIVATE/INDIVIDUAL MEDICAL OFFICES (8-9 AVAILABLE)

- » \$600 PER OFFICE + \$100 EXPENSE REIMBURSEMENT
- » \$500 PER OFFICE FOR 2+ OFFICES + \$100 EXPENSE REIMBURSEMENT

LEASE RATE \$1.75/SF + \$0.15/SF UTILITIES

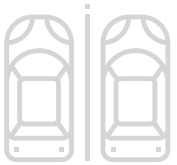
FALLBROOK VILLAGE MEDICAL CENTER



**150 SF -
3,050 SF**
SF Available



1965/2015
Year Built/Renovated



4.8/1,000
Parking



\$1.75/SF
Plus \$0.15/SF Utilities

This building is located in Fallbrook which is known for its beautiful hills and orchards. The town also features historical areas related to its rural settlement origins.

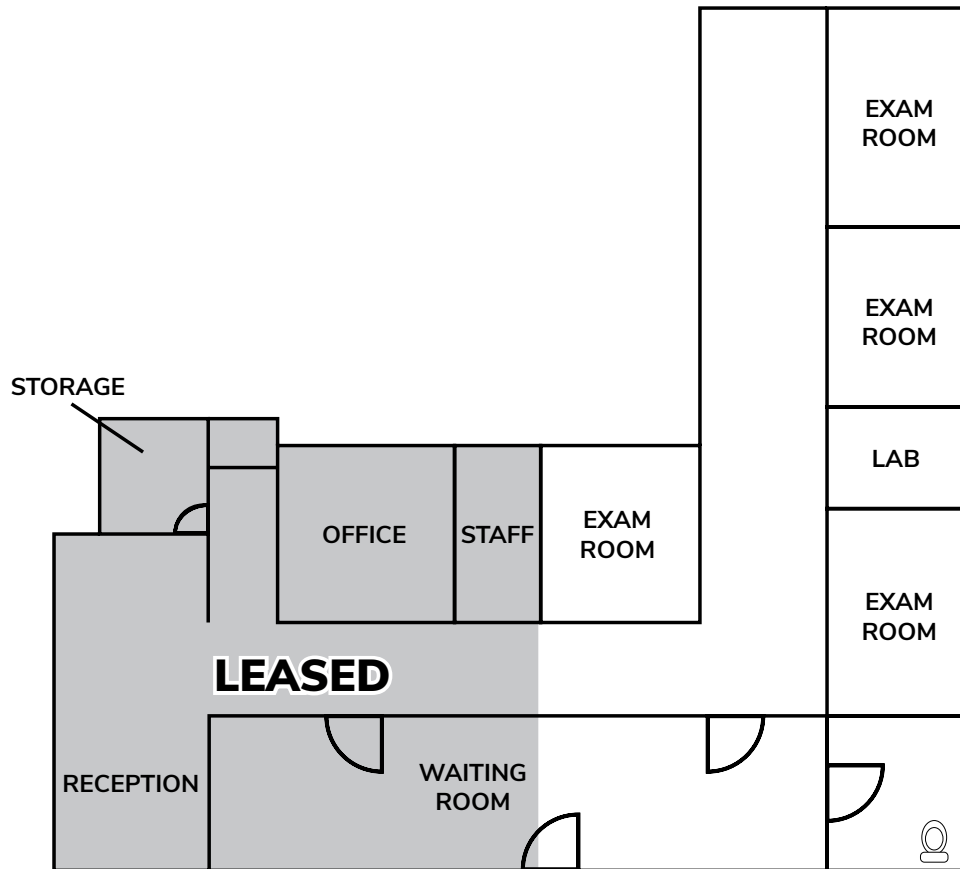
Located near lively downtown Fallbrook, it is also near the Fallbrook Regional Health District. Very close proximity to multiple retirement and assisted living communities provides a great opportunity for a medical business to help serve them.



MEDICAL CENTER



- » 3 SUITES AVAILABLE TOTALING 6,050 SF
- » NEAR FALLBROOK REGIONAL HEALTH DISTRICT
- » LOCATED NEAR MULTIPLE RETIREMENT AND ASSISTED LIVING COMMUNITIES
- » PLENTY OF WALKABLE RETAIL WITHIN 1-MILE RADIUS
- » WITHIN 15 MIN TO HIGHWAY 76 AND INTERSTATE 15



SUITE 577-A

- » Waiting Area
- » 4 Exam Rooms
- » Restroom
- » Nurse Station/Lab

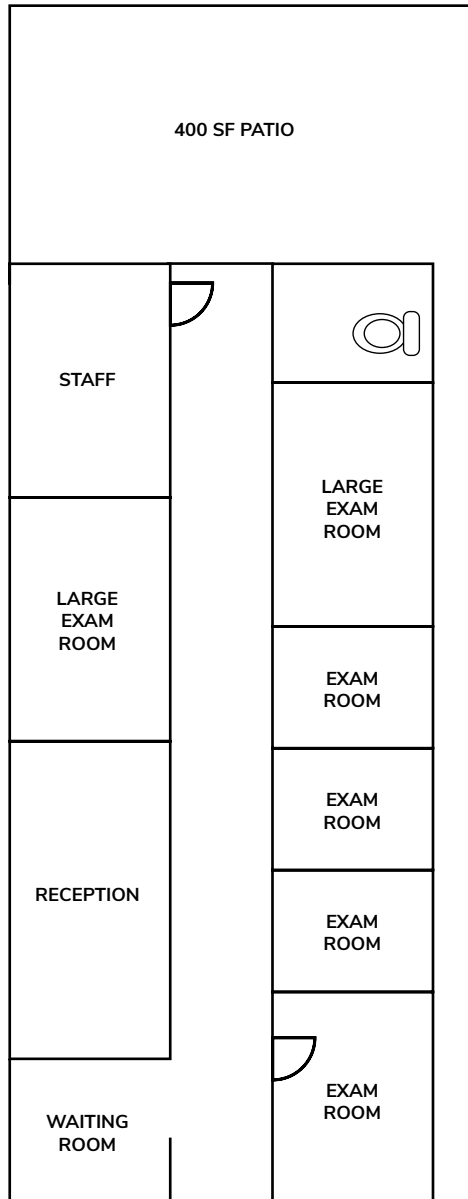
*Not drawn to scale. Tenant to verify.

900 SF

LEASE RATE \$1.75/SF + \$0.15/SF UTILITIES

FALLBROOK VILLAGE MEDICAL CENTER





*Not drawn to scale. Tenant to verify.

SUITE 577-H

- » Waiting Room
- » Reception
- » 6-7 Exam Rooms
- » Restroom
- » Staff / Break Area
- » 400 SF Exclusive Use Patio with Private Entry

2,150 SF (does not include patio SF)

LEASE RATE **\$1.75/SF** + \$0.15/SF UTILITIES

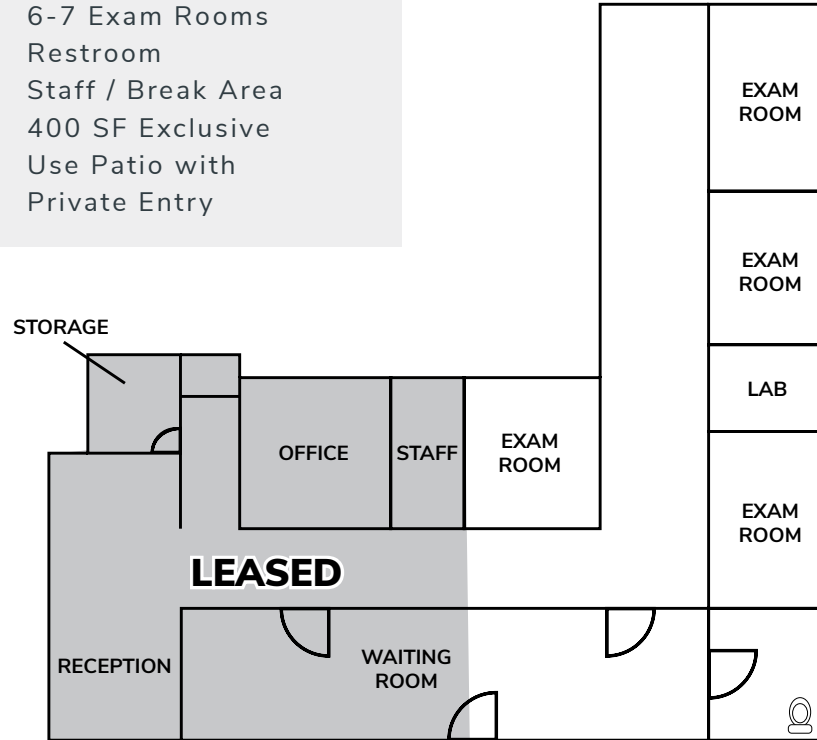
FALLBROOK VILLAGE MEDICAL CENTER



SUITE 577-A/H

(noncontiguous, adjacent suites can be leased together)

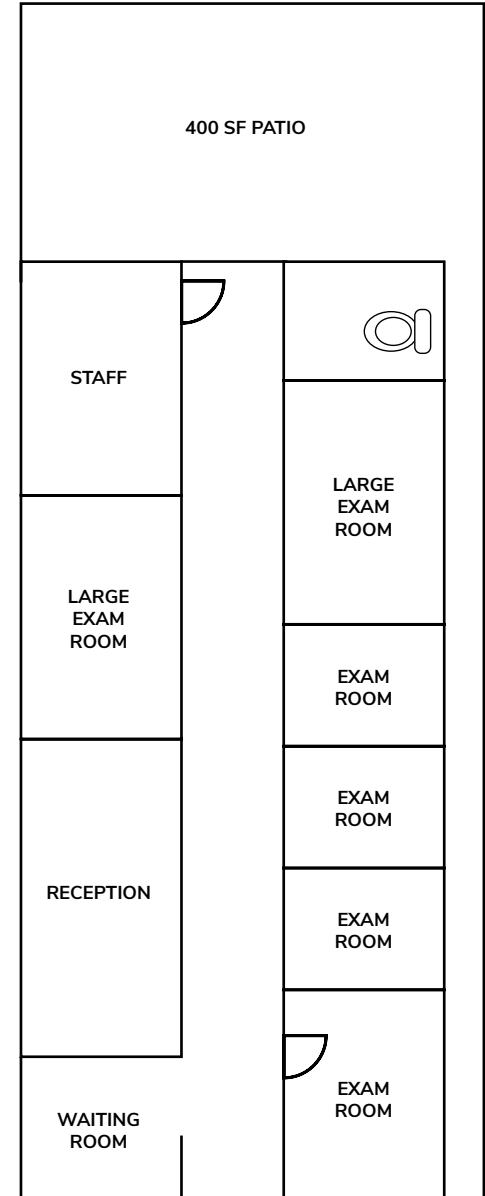
- » Waiting Area
- » 4 Exam Rooms
- » Restroom
- » Nurse Station/Lab
- » Waiting Room
- » Reception
- » 6-7 Exam Rooms
- » Restroom
- » Staff / Break Area
- » 400 SF Exclusive Use Patio with Private Entry



*Not drawn to scale. Tenant to verify.

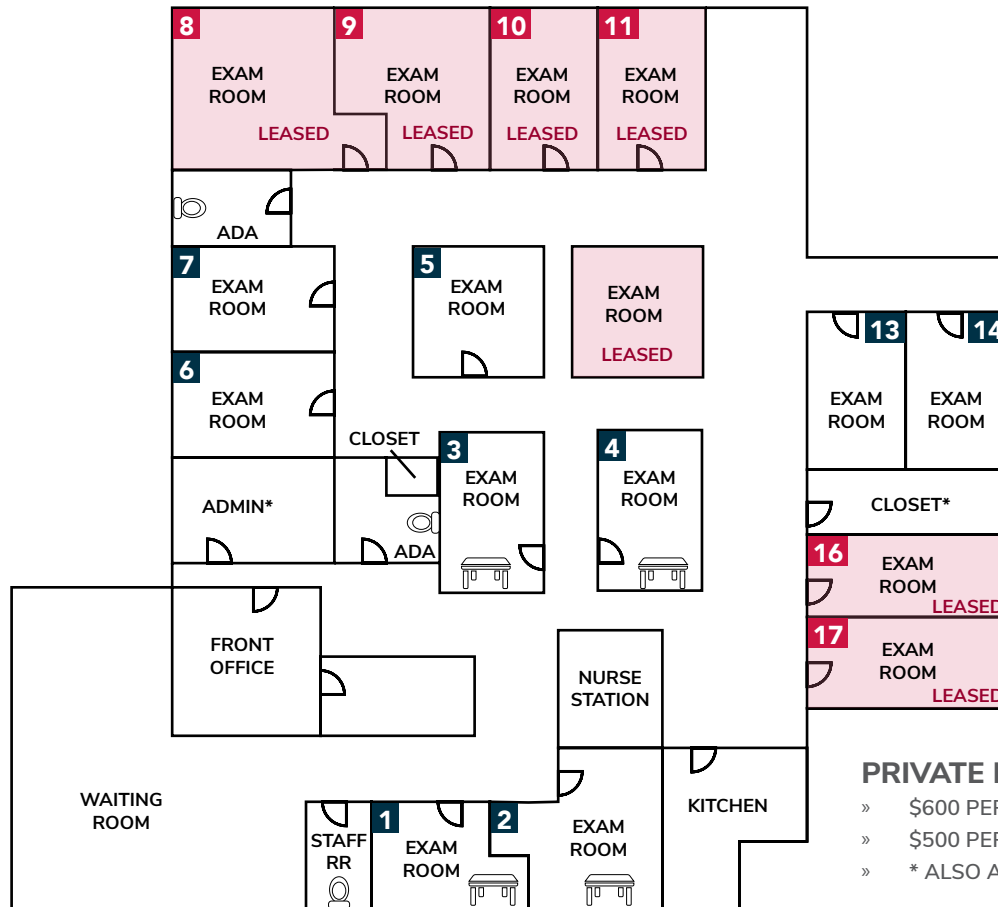
SUITE 577-A
900 SF

SUITE 577-H 2,150 SF



3,050 SF

LEASE RATE **\$1.75/SF** + \$0.15/SF UTILITIES



Not drawn to scale. Tenant to verify.

SUITE 591C

Multiple Configurations Available

- » Reception Area / Front Office
- » Waiting Area
- » 9 Available Exam Rooms
- » 3 Restrooms (2 ADA + 1 Staff)
- » Admin Room / Billing
- » Storage Closet
- » Nurse Station
- » Kitchen
- » 2 Closets

PRIVATE MEDICAL OFFICES (8-9 AVAILABLE)

- » \$600 PER OFFICE + \$100 EXPENSE REIMBURSEMENT
- » \$500 PER OFFICE FOR 2+ OFFICES + \$100 EXPENSE REIMBURSEMENT
- » * ALSO AVAILABLE - PLEASE INQUIRE WITH BROKER

1,000 - 3,000 SF AVAILABLE

LEASE RATE **\$1.75/SF** + \$0.15/SF UTILITIES

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Very close proximity to multiple retirement and assisted living communities provides a great opportunity for a medical business to help serve them.


SILVERGATE
Retirement Residence
& Memory Care Suites

 **REGENCY
PACIFIC**



VILLAGE
MEDICAL CENTER

FALLBROOK VILLAGE MEDICAL CENTER

ABOUT THE AREA



32,359
Population



35.2
Average Age



0.5%
Population
Growth



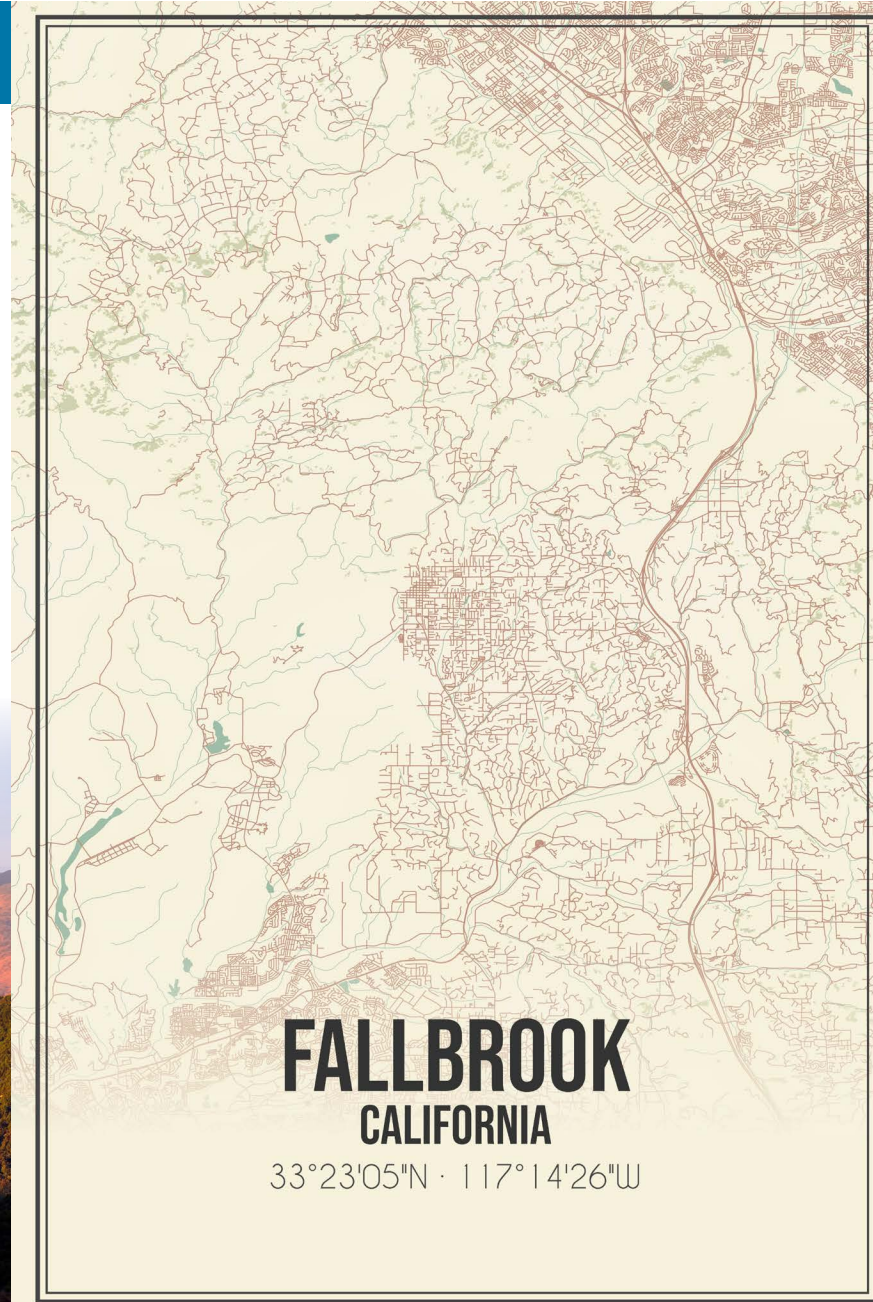
\$83,362
Household Income



10,134
Households



\$848,389
Median Home
Value



FALLBROOK
CALIFORNIA

33°23'05"N · 117°14'26"W

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